

The City of

201 West Gray A • P.O. Box 370 Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT

Phone: 405-307-7112

CASE NUMBER: PD20-20

APPLICANT:

America's CAR-MART, Inc.

DATE:

September 10, 2020

LOCATION:

512 N. Interstate Drive

WARD:

TO:

Interested Neighbors

FROM:

City of Norman Department of Planning and Community Development

SUBJECT:

Pre-Development Discussion of a Preliminary Plat

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a Preliminary Plat and site plan amendment. This property is currently zoned C-2, General Commercial District.

Please join us for a Pre-Development discussion of this proposal on Thursday, September 24, 2020 from 6:30 p.m. until 7:00 p.m. The meeting will be held in City Council Chambers of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office. This meeting will be held via ZOOM video conference due to the COVID-19 emergency orders and restrictions on gathering sizes currently in place. Although City Council Chambers will be open, there is limited seating, and we would strongly recommend that you attend via ZOOM if at all possible to ensure your safety, as well as the safety of participants who cannot attend virtually, and staff. If you would like to participate in the ZOOM meeting, please email us at Current.Planning@NormanOK.gov prior to noon on September 24 and we will send you the link to access the meeting.

This applicant has filed a concurrent application for Planning Commission consideration of this project at their October 8, 2020 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern.

If you have questions about the proposal, please call the contact person, Jorge DuQuesne, (479) 443-4506 between 9 am and 6 pm. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP



Application for **Pre-Development Informational Meeting**

Case No. PD 20 - 20

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER Blew & AssociatesAmerica's CAR-MART, Inc.		ADDRESS 5104 S Pinnacle Hills Pkwy, Ste C, Rogers, AR 72758 \ 802 SE Plaza Ave. Bentonville, AR 72712	
email address engineers@blewinc.com	NAME AND PHONE NUMBER OF CONTACT JOE Orr 479-443-4506	Γ PERSON(S)	
	BEST TIME TO CALL: 9 am - 6 pm		
Concurrent Planning Commission review requested and ap	pplication submitted with this application.		
A proposal for development on a parcel of land, generally Range 3 West.	located In the SW 1/4 of Section 26, 7	Fownship 9 North,	
	2		
and containing approximately 2.98 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.			
The Proposed Use(s) in this development will include (pleach use):			
An Auto Sales lot which will utilize approximately 1.97, the remaining 1.01 acres will not be developed at			
this time.			
This proposed development will necessitate (check all that apply):	Items submitted:	Concurrent Planning	
□ 2025 Plan Amendment □ Growth Boundary	■ Deed or Legal Description	Commission Review	
Land Use	Radius Map	Requested:	
■ Transportation	Certified Ownership List	Received on:	
Rezoning to District(s		7-6-2020	
Special Use for	Preliminary Development Map	1-0	
☐ Special Ose for		ata.m./p.m.	
☐ Norman Rural Certificate of Survey (COS)	Filing fee of \$125.00	L LAND	
Commercial Communication Tower	Current Zoning: C-2	ву Ууче	
	Current Plan Designation: C-2	÷:	

